

# Historic Preservation Design Review

August 25, 2016

HP-16-19, 6-16 E. Liberty St. (City)

## I. THE REQUEST

<b>Applicant:</b>	Dewey Ervin
<b>Status of the Applicant:</b>	Architect for the Property Owner
<b>Request:</b>	Approval for Sumter Economic Development Board Building
<b>Location:</b>	6-16 E. Liberty St.
<b>Present Use/Zoning:</b>	Open Space /CBD
<b>Tax Map Reference:</b>	228-13-07-030, 031 - 033, 040, 068, 069 & 070
<b>Adjacent Property Land Use and Zoning:</b>	North – E. Liberty St. & Commercial /CBD South – Parking Lot /CBD East – Commercial /CBD West – Open Space /CBD

## II. BACKGROUND

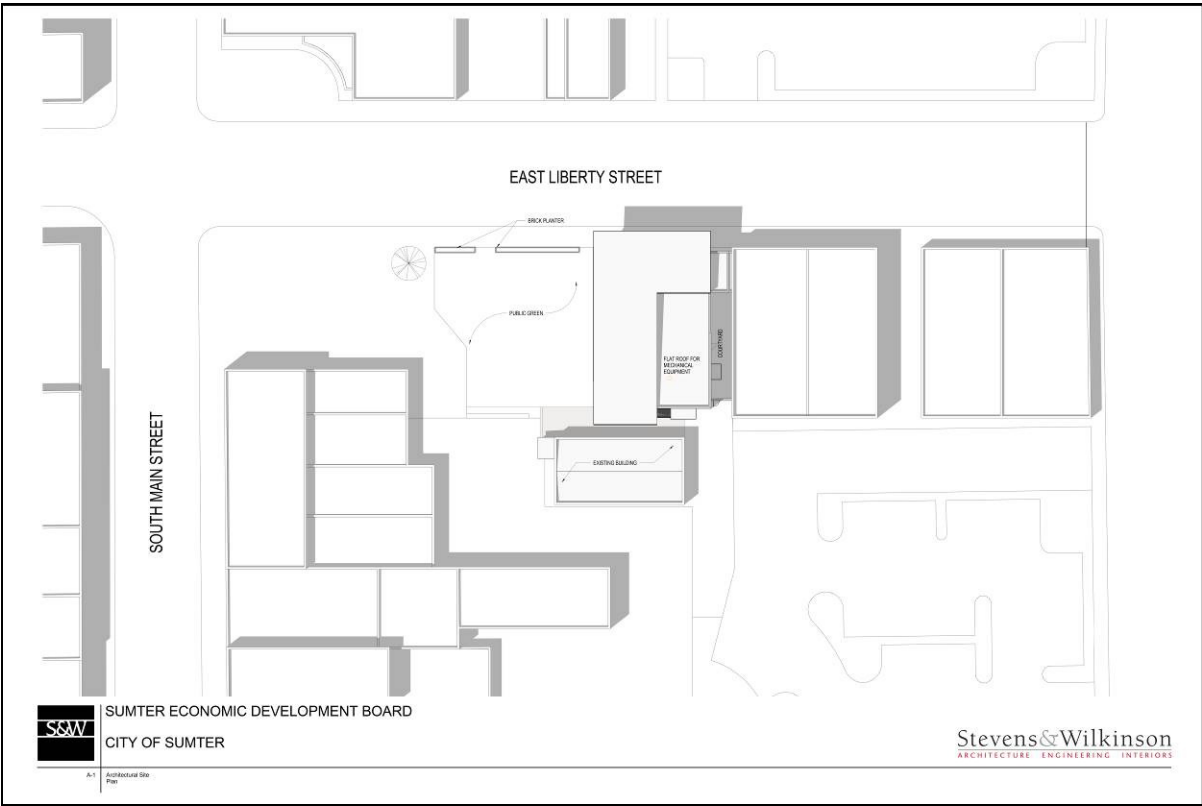
The applicant has submitted plans for the proposed Sumter Economic Development Board building on E. Liberty St., adjacent to an open space and Rotary Centennial Plaza. This project, founded in part by the City and County, will be the headquarters of Sumter's economic development initiatives. The proposal is a contemporary façade that adds visual interest in the downtown.

**Below:** The open space where the building is to be constructed, as it looks currently.



III. PROPOSAL

The previously submitted drawings submitted by Stevens & Wilkinson Architects:





The proposed materials for the project are “Kona” brick with “Holcim Smith Gray” grout (Below Left, Center) and Nichiha panels in “Mincemeat” (Below Right) as well as painted gray structural steel:



## **#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED**

*c. Colors should be selected to compliment the dominant existing colors of dark red and similar hues. The downtown area of Sumter contains a variety of colors in elements such as upper facades, storefronts, signs, and awnings. The introduction and use of colors shall not be restricted but it is encouraged that colors complement each building and its neighbors. The overall dominant colors in the downtown area are variations of red, brown, and grey reflected by the widespread use of brick, stone, and concrete building materials. Paint colors on storefronts, trim, and upper facade openings should relate to the overall color of the building as should added elements such as signs and awnings. In many cases, this will be colors which complement or harmonize with the overall brick or stone colors found on upper façades. The use of contrasting colors to highlight architectural details on storefronts and upper facades is encouraged. The use of intense or vivid hues should not be introduced into the downtown area which would create disharmony with adjacent buildings. Original masonry exteriors should not be painted.*

- The colors chosen for this project are shades of red, brown and gray and complement the surrounding, more traditional colors. Although the rust / orange color selected for the building is brighter than the traditional color scheme, this is an accepted component of modern design and fits with the architectural style. Furthermore, the overhang of the roof will create strong shadows that will make the color more subdued than it appears in the samples.

## **#28) NEW CONSTRUCTION SHOULD BE CONTEMPORARY IN DESIGN AND HISTORIC REPRODUCTIONS SHOULD NOT BE BUILT**

*a. New construction in the commercial area should be of its period. Historic reproductions should be avoided. Compatibility of new buildings within historic commercial areas poses particular challenges for designers. Historic commercial areas often have similar setbacks, similar storefront and upper facade alignment, and certain rhythms to the streetscape. These built-in parameters assist in defining new construction but they may also result in restricting building design to appear as reproductions of historic buildings as opposed to an appearance of present day construction. Successful new construction in historic commercial areas is clearly of its period but avoids direct imitation of historic designs such as reproducing window lintels or elaborate sheet metal cornices. Direct reproductions may cause observers to confuse the old with the new. No building should be constructed in downtown Sumter which imitates ante-bellum architectural styles. Such buildings would reflect a time period which precedes Sumter's growth and development.*

- The proposed plan is contemporary in design and meets this criteria.

## **IV. STAFF RECOMMENDATION**

Staff recommends approval of this proposal. It is a bold, interesting design that will add a welcomed contemporary element in the downtown, especially as a symbol of progress and economic growth.

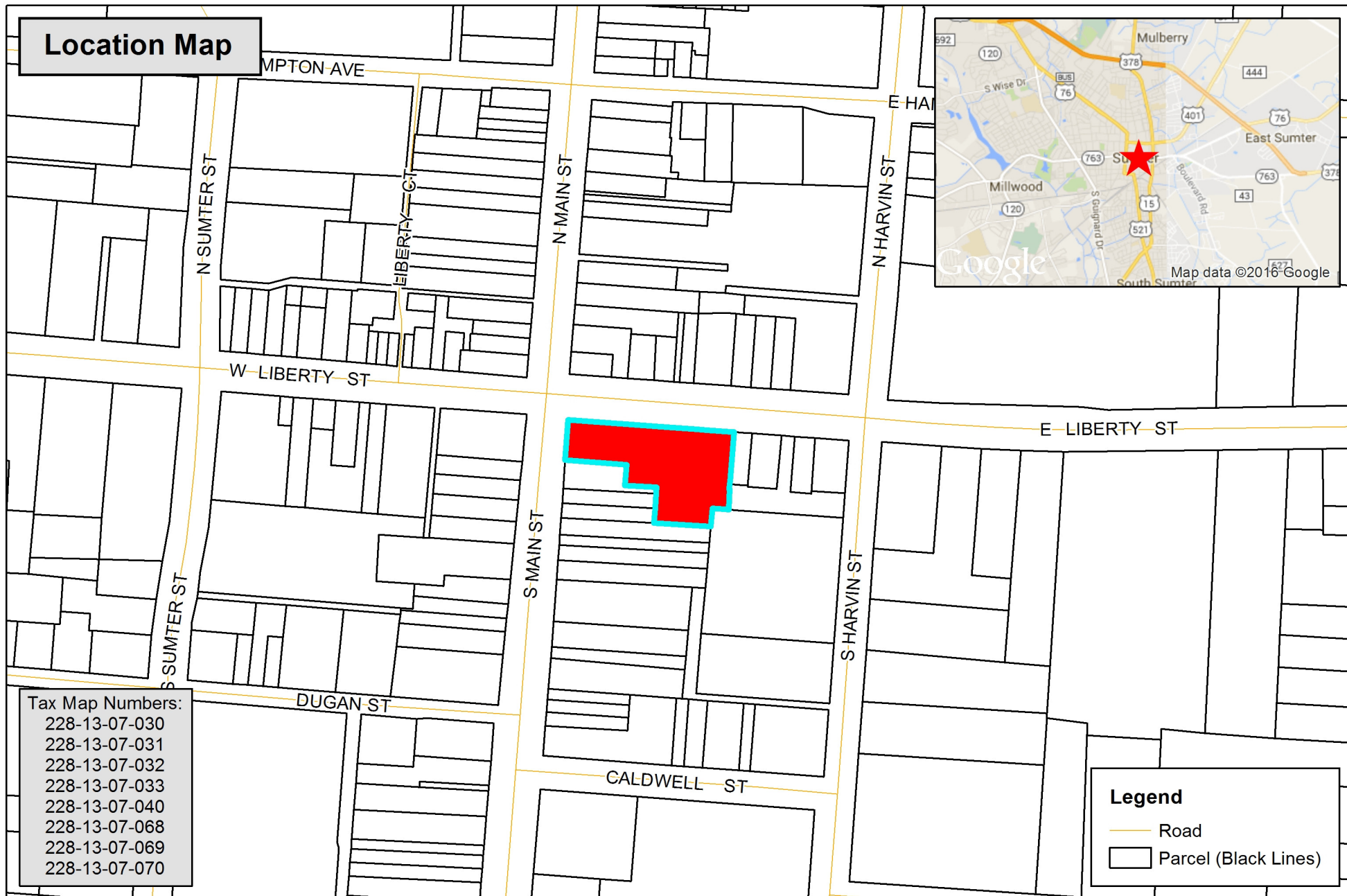
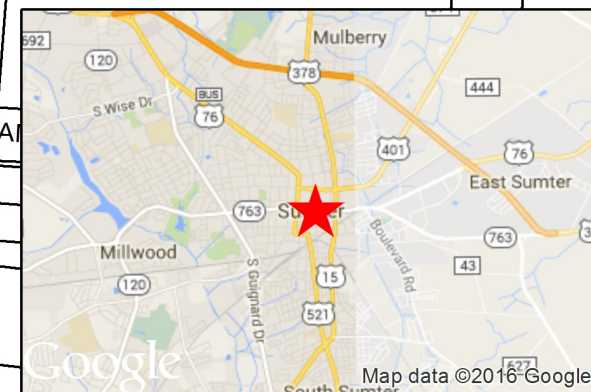
## **V. DRAFT MOTIONS**

I move that the Sumter Historic Preservation Design Review Committee approve HP-16-19, in accordance with the materials, photographs, and construction details submitted by Stevens and Wilkinson Architects and referenced in the Staff Report.

## **VI. HISTORIC PRESERVATION – AUGUST 25, 2016**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, August 25, 2016, approved this request in accordance with the materials, photographs, and construction details submitted by Stevens and Wilkinson Architects and referenced in the Staff Report.

## Location Map



### Tax Map Numbers:

228-13-07-030  
 228-13-07-031  
 228-13-07-032  
 228-13-07-033  
 228-13-07-040  
 228-13-07-068  
 228-13-07-069  
 228-13-07-070

### Legend

- Road
- Parcel (Black Lines)

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0 100 200 Feet  
 1 inch = 200 feet



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 Geographic Information Systems (GIS)  
 Date: 8/8/2016

HP-16-19  
 8-16 E Liberty St., Sumter, SC